

May 22, 2007

Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, May 22nd, 2007 at 7:33 p.m. Other Board members in attendance included: Doug Lohnes, Rodney Kidwell, Sadie Gaster, Adam Blake and Joe Bagi. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Jonathon Warner.

Absence

Mr. Bagi **moved to excuse Mrs. Janine Wert from the meeting**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Bagi, Kidwell, Gaster, Blake, Himes, and Lohnes. Nays: None.

Minutes

Chairman Himes asked for discussion. Mr. Kidwell **moved to approve the April 24, 2007, meeting minutes as written**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Kidwell, Gaster, Bagi, Lohnes, and Himes. Nays: None. Mr. Blake abstained from the vote.

Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

New Business

A. Kelly Borchers D.C. – Valley Health Center - Borchers Enterprises, LLC - 423 W. Main Street, Tipp City - Inlot 1039 - The applicant requested Restoration Board approval for the repainting of elements of the exterior structure.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): §154.052(I)(8)

It was noted that the applicant was not present at the meeting. Board Members agreed to revisit the agenda item at the end of the meeting.

B. Jonathan Warner - 326 W. Main Street, Tipp City - Lot: Inlot 363 and Pt. IL 362 - The applicant requested Restoration Board approval for the reconstruction of the steps at the rear of the home.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(H)(1)(b)

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Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the reconstruction of the steps and landing at the rear (south) of the home located at 326 W. Main Street. The reconstruction would consist of the following:

- Partial demolition of the existing concrete steps and landing.
- Repair of the existing sill.
- Construction of a new wood landing and steps
- Addition of flower planters and stone as landscape improvements
- Paint or staining of the wood components to match existing house color scheme

Section 154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:
 - b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

Mr. Spring noted that the Guidelines Booklet does not directly address uncovered concrete steps. However, porches are addressed as follows:

Porches, entries and balconies are often primary features of historic buildings. Porches and stoops historically have been, and often still are, a focal point for socialization. They constitute an extension of the interior living space and are sometimes the dominant frontal feature of a house. Because of their influence on the look of a building, front porches were often altered over time in an effort to reflect a more modern or current architectural style than the original. In some cases, wood columns have been removed, and replaced with inappropriate wrought-iron railings and columns that are visually out of proportion to their function.

Because of the significant contribution the porch makes to the historic character of the building, it is never appropriate to enclose a front porch or balcony in the district. Enclosure of side or rear porches is similarly discouraged. Elimination of a porch or balcony is not appropriate, nor is the addition of a porch or balcony which was not originally installed or which is not in keeping with the architectural style of the home. Even if a door is closed off and other entrances to the building are used, it is not appropriate to remove the associated porch. Instead it should be maintained and preserved so that it is always possible to restore the entrance to functional use.

Reconstruction of an existing porch or balcony should be done with careful study any documentation available as to the original size, style and accents of the original. When repair or replacement is necessary, new elements should match the original in shape, material, texture, detail and dimension. Do not eliminate

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detail rather than replace it. Also, do not add detail such as brackets, spindles or scrollwork if documentation does not show it was an original part of the building. Excess ornamentation can be as negative an effect on the appearance of a building as the lack of the original. Replacement of an original style porch with a modern open deck is inappropriate.

A Certificate of Appropriateness is not required for ordinary repair of a porch. Any change in the size, configuration or materials of the porch does require a prior review for a certificate. Major structural work may also require a building permit and inspections.

Regarding paint color, the Guidelines Booklet stated the following:

Paint colors varied through history, not only with fashions, but also because of available materials. Wherever possible, paint colors appropriate to the style and period of the particular building should be used. Ideally, paint color research should be conducted on your building to determine the original color. Building color has a greater visual impact than any other exterior architectural feature. This refers not only to exterior paint, but also to roof colors and colors for such items as window sashes, doors, and ornamentation.

Choice of color is a matter of personal preference. In the case of historic buildings, however, certain colors are more appropriate to a building's forms, style and setting than others. A balance must be struck between existing use of colors, the desires of property owners to use various colors and the limitation of color use. The end result of a project involving color choice should be compatible with the area's character and with colors used in nearby buildings.

Generally, on buildings constructed after 1870, when Italianate Commercial architecture came into full bloom, colors were noticeably darker, as greens, dark reds, oranges and olives began to creep into the palette. Trim was always in a darker color that complimented the lighter main body color, although this was sometimes reversed. Brackets, the most common decorative feature in this period, were usually painted the same color as the cornice.

At the end of the 19th century, more highly ornamented building surfaces presented the opportunity for more lively and imaginative use of color. Examples might be dark green or maroon trim with lighter body colors, such as pale yellow or light green. Earth colors, such as browns and brown-reds, would also be appropriate for trim colors, with beige body colors. Often two or three colors were combined in a single building.

After 1900 (post-Victorian and Colonial Revival), architecture generally began moving away from the complexity and heavy ornamentation of the late 19th century, and color followed suit. There was a shift from overbearing architecture to the plainer, simpler, classical forms of the past, with an accompanying return

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to lighter, cooler colors such as cream, yellow and white for buildings.

After the turn of the century, buildings were built in the Colonial Revival styles with the principal body color painted white to mimic the appearance of early architecture. Bungalow buildings, which resulted from the Craftsman movement of the early 20th century, were generally maintained in earth tones with contrasting black or green shutters as accents. Painted metal roofing should be dark green or a dark red color (both were commonly used in the past).

Original paint colors for a building should be researched as a starting point. The book, *A Century of Color*, by Roger Moss, has color plates of similar types of houses to those found in Tipp City. Determine what combination of colors was used, in what locations and how many colors were used. It is always recommended that the first choice of paint color be a return to whatever the original color(s) were used. You can sometimes find out what the original color of your house by scraping away layers of paint with a utility or Exacto knife. The bottom layer may be the primer color and the layer on top of that, the original color. A layer of dirt between bare brick and the first paint layer indicate that the brick was not originally painted. Body, trim, shutters and doors may have been painted different colors, so you should check these areas as well. The paint may have faded over time, and one trick to give you a better idea of the original color is to brush the paint chip with olive oil. This will intensify the colors, approximating the original appearance. Most paints of the 19th and 20th centuries contained linseed oil, which has slowly evaporated, dulling the paint. The olive oil will substitute for the linseed oil in reviving the original color on the chip.

If original colors will not be used, choose paint colors that are appropriate to the period and style of the building. For late 19th century buildings, contrasting colors may be appropriate, but avoid too many colors on one building. The simpler the building design, the fewer colors should be used. A conservative approach is to combine lighter and darker shades of the same color. On commercial buildings, the color selected for the storefront is usually repeated on the upper facade details such as friezes, cornices and window sash. A color appropriate as an accent or trim color may be entirely inappropriate on the body of a wall. Gloss black paint could be acceptable for the trim on an early 20th century building, for example, but would be prohibited on its siding.

In general, do not paint surfaces that have never been painted (e.g. foundations and steps). For example, stone surfaces were almost never painted (although brick often was during the 19th century). Painting stone can affect its texture and surface appearance, as well as lead to possible moisture problems by trapping moisture.

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A Certificate of Appropriateness is not required to repaint existing painted surfaces with the same color. A certificate is required to change colors or to paint a previously unpainted surface. Color chips and diagrams showing the different building features to be painted in each color should be submitted with the application form. If colors have not yet been chosen, the Restoration Board can provide advice and suggestions.

Board Members found the following: Porch was enclosed at one time; applicant would only remove what was needed to be able to build over the concrete that would remain; balusters would be square wood, not spindled.

Mr. Blake stated that after reviewing the guidelines, the addition would pose no redeeming quality what so ever to the steps that was present. Mr. Blake also stated that the concrete steps could be rebuilt back if anyone so desired to and what Mr. Warner was suggesting was very nice.

Board Members concurred the end result proposed was appealing and complimenting to the era and Craftsman design of the home.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve the application as submitted**, seconded by Mr. Lohnes. Ayes: Blake, Lohnes, Bagi, Kidwell, Gaster, and Himes. Nays: None. **Motion carried.**

A. Kelly Borchers D.C. – Valley Health Center - Borchers Enterprises, LLC - 423 W. Main Street, Tipp City - Inlot 1039 - The applicant requested Restoration Board approval for the repainting of elements of the exterior structure.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): §154.052(l)(8)

Board Members concurred to table the request until the next scheduled meeting. Chairman Himes asked for further discussion. There being none, Mr. Kidwell **moved to table the request to the next regularly scheduled meeting**, seconded by Mrs. Gaster. Ayes: Kidwell, Gaster, Blake, Himes, Lohnes, and Bagi. Nays: None. **Motion carried.**

Old Business

There was none.

Miscellaneous

Mr. Spring stated that he had attempted to contact previous Board Members to inquire the procedures and determination of the original district itself and how they contacted individuals about participating within the district. Mrs. Cotterman was contacted and was very helpful, but stated that she was not a past original Restoration Board Member. Mrs. Cotterman extended a couple of additional names to contact such as Rex

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Spencer and Gordon Honeyman. Mr. Spring stated that he contacted both of them. Rex Spenser also indicated that he was not an original Restoration Board Member, but did assist in originated some of the guidelines. Mr. Honeyman also indicated that he was not an original Restoration Board Member, but noted for Mr. Spring to contact Virginia Volke whom was on the original Restoration Board. Mr. Spring stated that he confirmed with Mrs. Volke that she was on the original Restoration Board and was unable to attend the meeting. Mrs. Volke stated that there was a desire to preserve the historical character of Tipp City. A consultant was obtained from Medina, Ohio, whom essentially recommended the current layout of the district. That recommendation was accepted by the Board, with no contact with the original property owners. Eventually the recommendation was adopted as an ordinance and the property owners were notified by certified mail at that time that their property was to be part of this overlay district. This took place in the 1970's and to expand the district today would require. Owner support and the best way to do this would be informally. It was suggested that if the Board wished to proceed with the expansion of the district to contact three to four property owners whom wished to be a part of the district in the particular areas the Board wished to expand upon.

Mr. Blake stated that because the Board was interested in the potential expansion of the district did not necessarily mean that it was a good idea. Mr. Blake noted that without the current owner's willingness to go through the process, he would not attempt to impose on that property owner. Mr. Blake also noted that as long as the Board continued educating the community about their historical properties potentially was being added to the district, and spoke about the odds of 100% cooperation being slim. Mr. Blake stated that Tipp City was very lucky for what they have. Board Members concurred.

Board Members discussed the possibility of obtaining grant monies to better serve the community to assist the resident's properties becoming part of the historical society. It was noted that this could eventually be achieved on the Council level. It was suggested that the Board recommend to Council to add this to their goals to further preserve the historical quality of the community. A Preservation Master Plan was suggested in order to achieve the goal of the Council. Restoration Board Members concurred to take no further action regarding the expansion of the Restoration District.

Board Members briefly discussed the photographic index of the historical properties in the district. It was noted that this was a goal of the Board to update the index by this fall. The property owners would be notified prior to taking the photos.

Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mr. Lohnes **moved for adjournment**, seconded by Mr. Blake and unanimously approved. Meeting adjourned at 8:01 p.m.

TIPP CITY, MIAMI COUNTY, OHIO

RESTORATION AND ARCHITECTURAL BOARD OF REVIEW

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ATTEST:

Kimberly Patterson
Mrs. Kimberly Patterson - Board Secretary

APPROVED:

Robert D. Himes
Chairman Robert Himes

